Key: 9418

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.636

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPECTOR LAURENCE D & URSULA GARFIELD TR LAURENCE D SPECTOR 273 CIRCUIT AVE POCASSET, MA 02559	43.3-129-0	273 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPECTOR LAURENCE D & URSU	03/30/2012	F	1	26203-49
SPECTOR LAURENCE	01/03/1992	L	70,000	07821-00294
FEDERAL NATIONAL MORTGAGE	12/17/1991	L	106,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

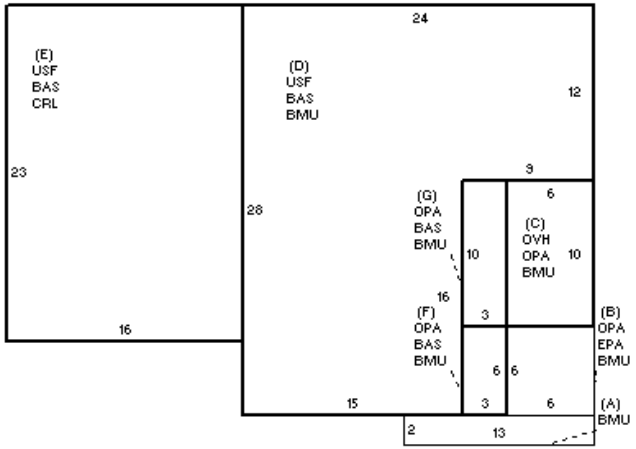
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04019	01/15/2004	1	NEW CONSTRUC	150,000	07/16/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,800	11 1.00	100 1.00	100 1.00	707,100	7.76	A 1.00	BG- 3.00			478,760

TOTAL	3,790 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	478,800	423,700
BUILDING	397,800	356,100
DETACHED	0	0
OTHER	0	0
TOTAL	**876,600**	**779,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/04/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/4/2021	RP
LIST	10/4/2021	EST
REVIEW	10/4/2021	RP

YEAR BLT	2004	SIZE ADJ	1.010
NET AREA	1,900	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	698		58.09	40,548
B	EPA	N	ENCLOSED PORCH	36		144.60	5,206
+	OPA	N	OPEN PORCH	144		86.59	12,469
C	OVH	L	OVERHANG	60	2004	228.55	13,713
+	BAS	L	BASE AREA	944	2004	250.26	236,244
+	USF	L	UPPER STORY FIN	896	2004	135.85	121,726
E	CRL	N	BSMT CRAWL	368		43.23	15,910
	BMG	O	BSMT GARAGE	1		8,995.50	8,996
	WPL	O	WHIRLPOOL	1		7,747.40	7,747

TOTAL RCN	462,558

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$397,800